

Notice Of Temporary Use Permit

RDCK File No. T2601F

Learn more.

Review the proposed Temporary Use Permit from April 2, 2026 – April 15, 2026.

Online: rdck.ca/activeapplications

In Person: RDCK Head Office
202 Lakeside Drive, Nelson
Mon—Fri 8:30 am - 4:30 pm

Tell us what you think.

Make a verbal submission or send a written submission before 4pm on April 15, 2026.*

**All written submissions are public information pursuant to the Freedom of Information and Protection of Privacy Act.*

Purpose of Permit:

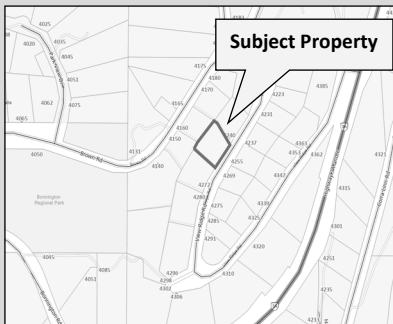
To allow the construction of a 145 m² accessory building prior to the construction of a Dwelling on a vacant lot in the Country Residential (R2) zone.

Location and Legal Description:

View Ridge Road, Bonnington - Electoral Area 'F'

LOT E DISTRICT LOT 7068 KOOTENAY DISTRICT PLAN NEP21628 (PID 018-940-617)

This permit will be considered by the RDCK Board at the Regular open meeting at 9:00 am on April 16, 2026. Visit rdck.ca or contact staff for further details.



rdck.ca

Zachari Giacomazzo | 250.352.8190

1.800.268.7325 | zgiacomazzo@rdck.bc.ca



Temporary Use Permit Application

Referral Form – RDCK File T2601F

Date: January 27, 2026

You are requested to comment on the attached Temporary Use Permit for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO FEBRUARY 27, 2026). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PRESENT USE AND PURPOSE OF THE TEMPORARY USE PERMIT (TUP):

The subject property is currently vacant.

The applicant has submitted this Temporary Use Permit Application in order to authorize the construction of a 145 square metre accessory building prior to constructing a dwelling on the subject property.

The intention is for the Board to consider the issuance of a Temporary Use Permit that would allow the accessory building to remain on the property for a 3 year period in accordance with Section 497 of the Local Government Act.

LEGAL DESCRIPTION & GENERAL LOCATION:

View Ridge Road, Bonnington, BC

LOT E DISTRICT LOT 7068 KOOTENAY DISTRICT PLAN NEP21628 (PID 018-940-617)

PROPERTY SIZE:	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
0.29 hectares (0.72 acres)	Not applicable	Country Residential (R2) in RDCK Zoning Bylaw No. 1675, 2004	Country Residential (CR) in Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011

APPLICANT/AGENT:

Markin Enterprises Ltd.

Please provide your response via email.

If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.

If you are an RDCK commission member, do not respond via email. Your response is the commission's recommendation which staff will collect from the meeting minutes.

**ZACHARI GIACOMAZZO, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY**

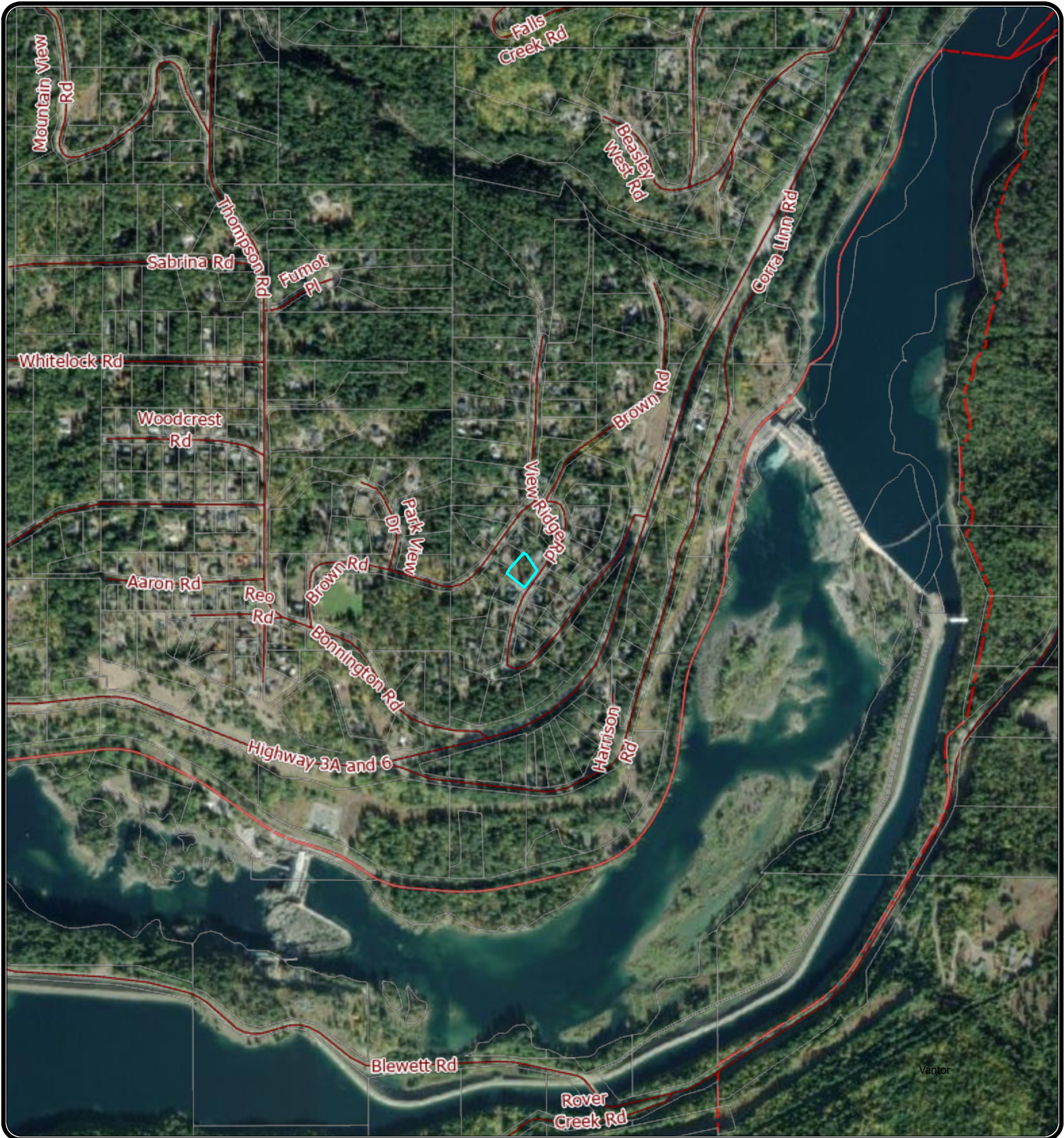
<input checked="" type="checkbox"/> TRANSPORTATION West Kootenay <input checked="" type="checkbox"/> HABITAT BRANCH <input checked="" type="checkbox"/> FRONT COUNTER BC (FLNRORD) <input type="checkbox"/> AGRICULTURAL LAND COMMISSION <input type="checkbox"/> REGIONAL AGROLOGIST <input checked="" type="checkbox"/> ENERGY & MINES <input type="checkbox"/> MUNICIPAL AFFAIRS & HOUSING <input checked="" type="checkbox"/> INTERIOR HEALTH HBE Team, Nelson <input type="checkbox"/> KOOTENAY LAKES PARTNERSHIP <input type="checkbox"/> SCHOOL DISTRICT NO. <input checked="" type="checkbox"/> BONNINGTON IMPROVEMENT DISTRICT	REGIONAL DISTRICT OF CENTRAL KOOTENAY DIRECTORS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K ALTERNATIVE DIRECTORS FOR: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input type="checkbox"/> APHC AREA 'F' <input checked="" type="checkbox"/> RDCK FIRE SERVICES <input checked="" type="checkbox"/> RDCK EMERGENCY SERVICES <input checked="" type="checkbox"/> RDCK BUILDING SERVICES <input type="checkbox"/> RDCK UTILITY SERVICES <input checked="" type="checkbox"/> RDCK REGIONAL PARKS
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<input checked="" type="checkbox"/> UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)	
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The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RETURN TO: ZACHARI GIACOMAZZO, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-8190
Email: plandept@rdck.bc.ca

RDCK Map



Vantor



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines

Map Scale:

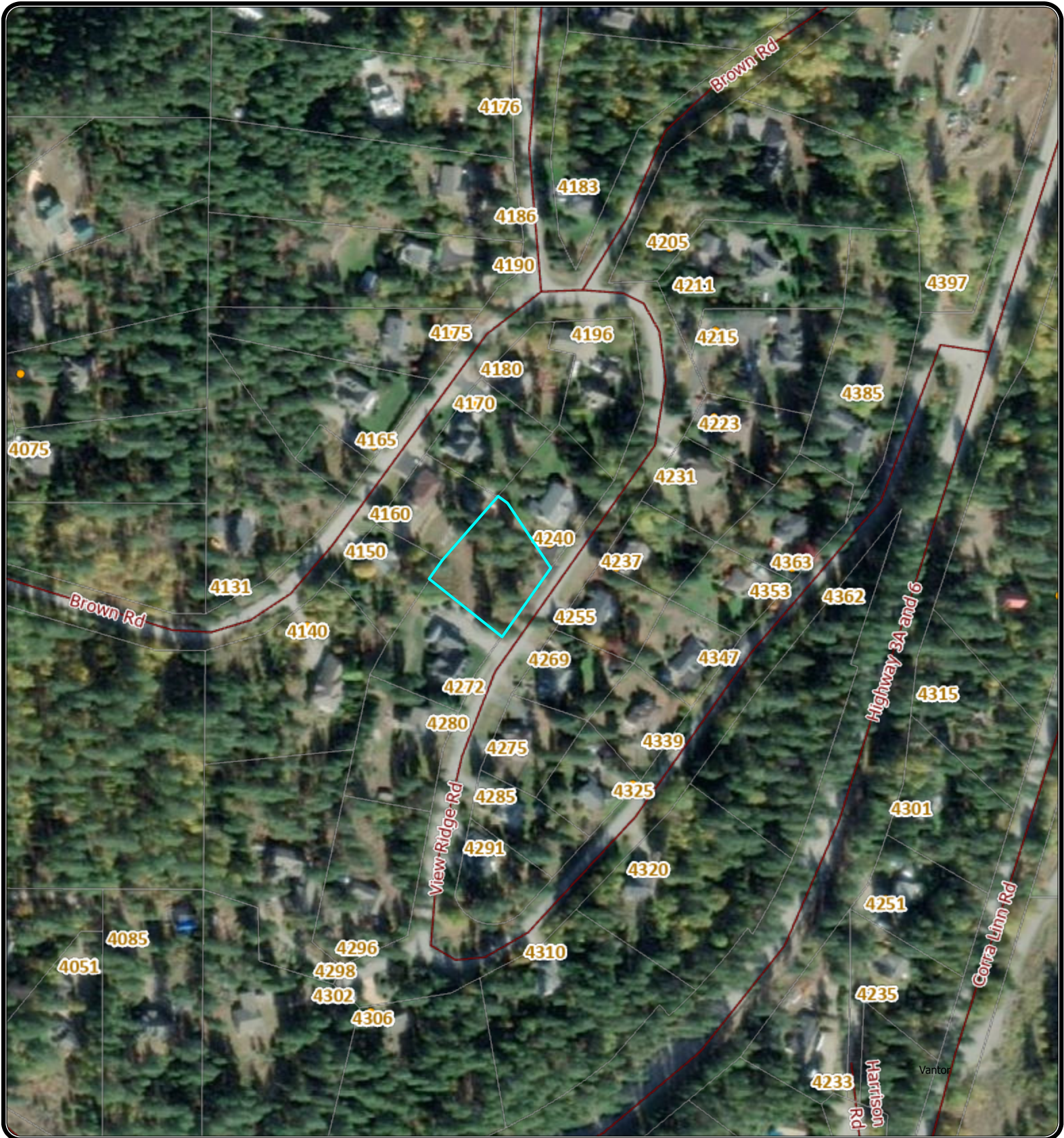
1:18,056

Date: January 6, 2026







The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
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 maps@rdck.bc.ca

Legend

-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

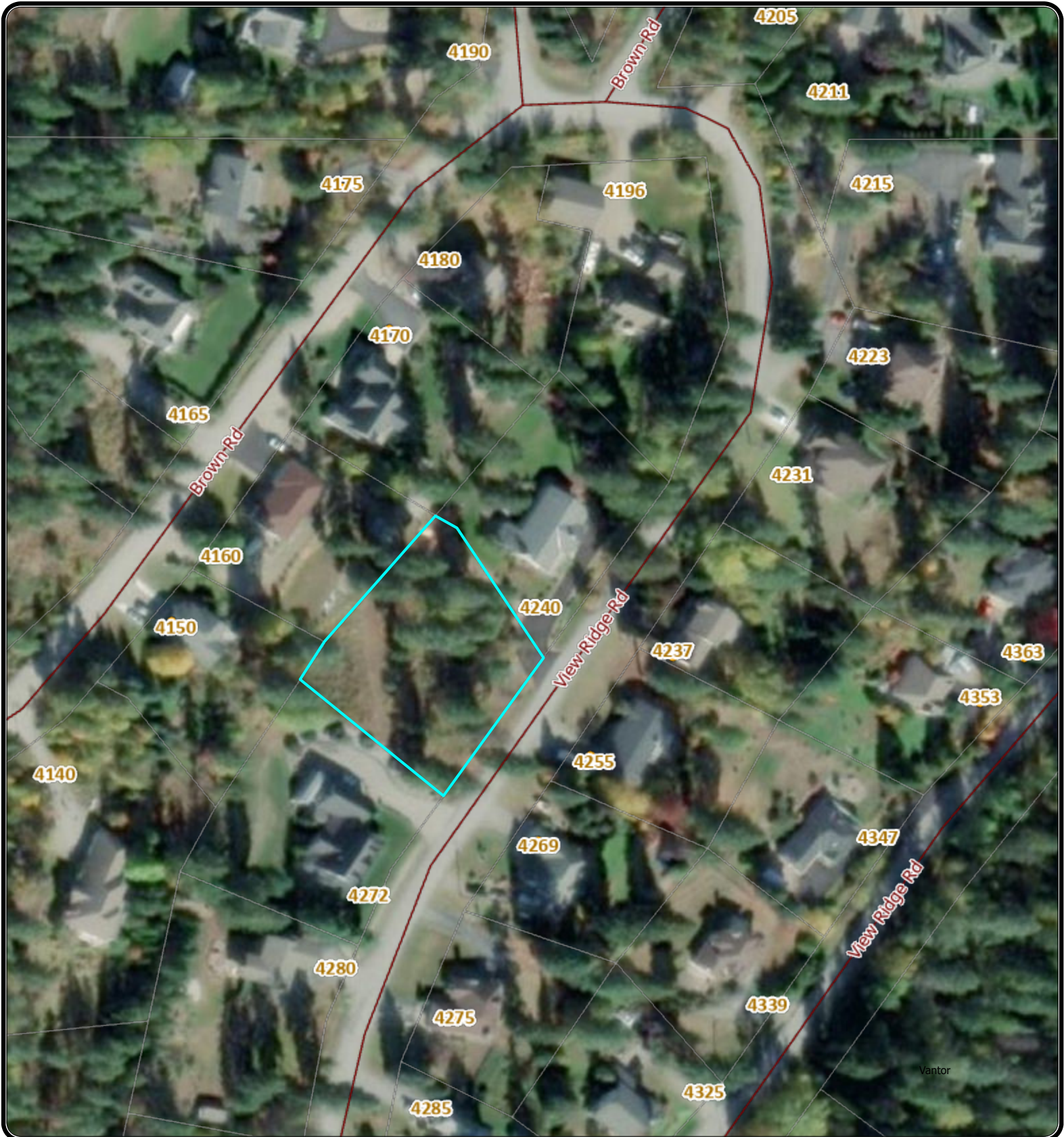
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Date: January 6, 2026







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RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
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Nelson, BC V1L 5R4
Phone: 1-800-268-7325 www.rdck.bc.ca
maps@rdck.bc.ca

Legend

-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:2,257

Date: January 6, 2026



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RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
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 maps@rdck.bc.ca

Official Community Plan

- Country Residential
- Building Footprints

Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:2,257

Date: January 6, 2026



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RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
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 maps@rdck.bc.ca

Legend

Zoning Class

- Residential 2
- Building Footprints
- Electoral Areas

- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:2,257

Date: January 6, 2026



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To Whom it May Concern

Re: Lot E, Plan NEP21628, District Lot 7068, Kootenay Land District

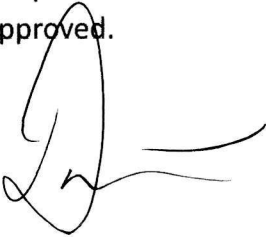
Proposal Summary:

My wife and I currently live at 4240 View Ridge Rd., Bonnington BC. It is our intention to sell our home in the next few years, and build a new one on the vacant lot adjacent to our current location that would be better suited to our needs as we enter our retirement years. (smaller house, simpler yard, less stairs)

In the mean time I would like to construct a permanent 1560 square foot garage/workshop on that vacant lot where I would be able to store our motorhome as well as perform routine maintenance on our vehicles and carry on my woodworking hobby. Our current lot has no room for such a structure and I would like to be able to store our RV in an enclosed building when not in use.

It is my intention to start the construction of the project in the Spring of 2026 with the building being watertight and all exterior finishing done by the Fall of the year.

I hope that this letter will allay any concerns and help speed the process of getting this project approved.

A handwritten signature in black ink, appearing to read 'Dan Markin', with a large loop at the start and a horizontal line extending to the right.

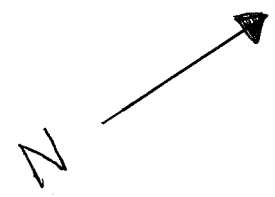
Sincerely, Dan Markin

AN NEP20147

43.345
118.345

D.L.

LAN



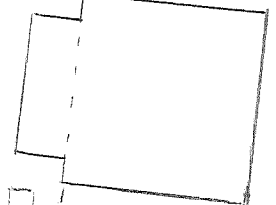
3.5m SET BACK

34133'00"
3.047

41'07.16"
48.252

41'07.16"
1.504

FUTURE HOME

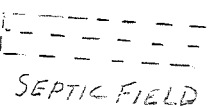


SEPTIC TANK

LOT F

LOTE D.L. 7068
KOOTENAY DISTRICT
PLAN NEP 21628

0.72 AC



SEPTIC FIELD

4272

VIEW RIDGE RD

4240 VIEW RIDGE RD

VIEWRIDGE

ROAD

44.8841
0.8670

44.8841
48.0180

42.084
20.9845

20.9845
48.748

48.824

19.892

3.010

39.052



Committee Report

Date of Report: February 26, 2026
Date & Type of Meeting: March 18, 2026, Rural Affairs Committee
Author: Zachari Giacomazzo, Planner
Subject: TEMPORARY USE PERMIT
File: T2601F - MARKIN
Electoral Area/Municipality F

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is for the Rural Affairs Committee and Regional Board to consider authorizing a Temporary Use Permit (TUP) in Electoral Area 'F' for the construction of an accessory building on a vacant lot prior to establishing a single detached dwelling (principal use).

Staff recommend that the Board direct staff to provide notice of their intention to consider approval of this TUP at a future Board meeting.

SECTION 2: BACKGROUND/ANALYSIS

GENERAL INFORMATION

Property Owner: Markin Enterprises Ltd.
Applicant: Dan Markin
Property Location: (no civic address) View Ridge Road, Bonnington, Electoral Area 'F'
Legal Description: LOT E DISTRICT LOT 7068 KOOTENAY DISTRICT PLAN NEP21628 (PID: 018-940-617)
Property Size: 0.29 hectares (0.72 acres)
Zoning Class: Country Residential (R2) in RDCK Zoning Bylaw No. 1675, 2004
OCP Designation: Country Residential (CR) in Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011

SURROUNDING LAND USES

North: Country Residential (R2)
East: Country Residential (R2)
South: Country Residential (R2)
West: Country Residential (R2)

Background Information and Subject Property

The subject property is 0.29 ha in size and located in the Bonnington Residential area approximately 13 km west of the City of Nelson. The property is presently vacant and the future buildings will be serviced by an on-site wastewater (septic) system and a connection to the Bonnington Improvement District.

The purpose of the application is to authorize the construction of an accessory building prior to the construction of a dwelling on the subject property. The proposed garage/workshop building will have a gross floor area (GFA) of 145 m² which complies with the maximum permitted GFA for accessory buildings in the R2 zone.



Figure 1 – Location Map

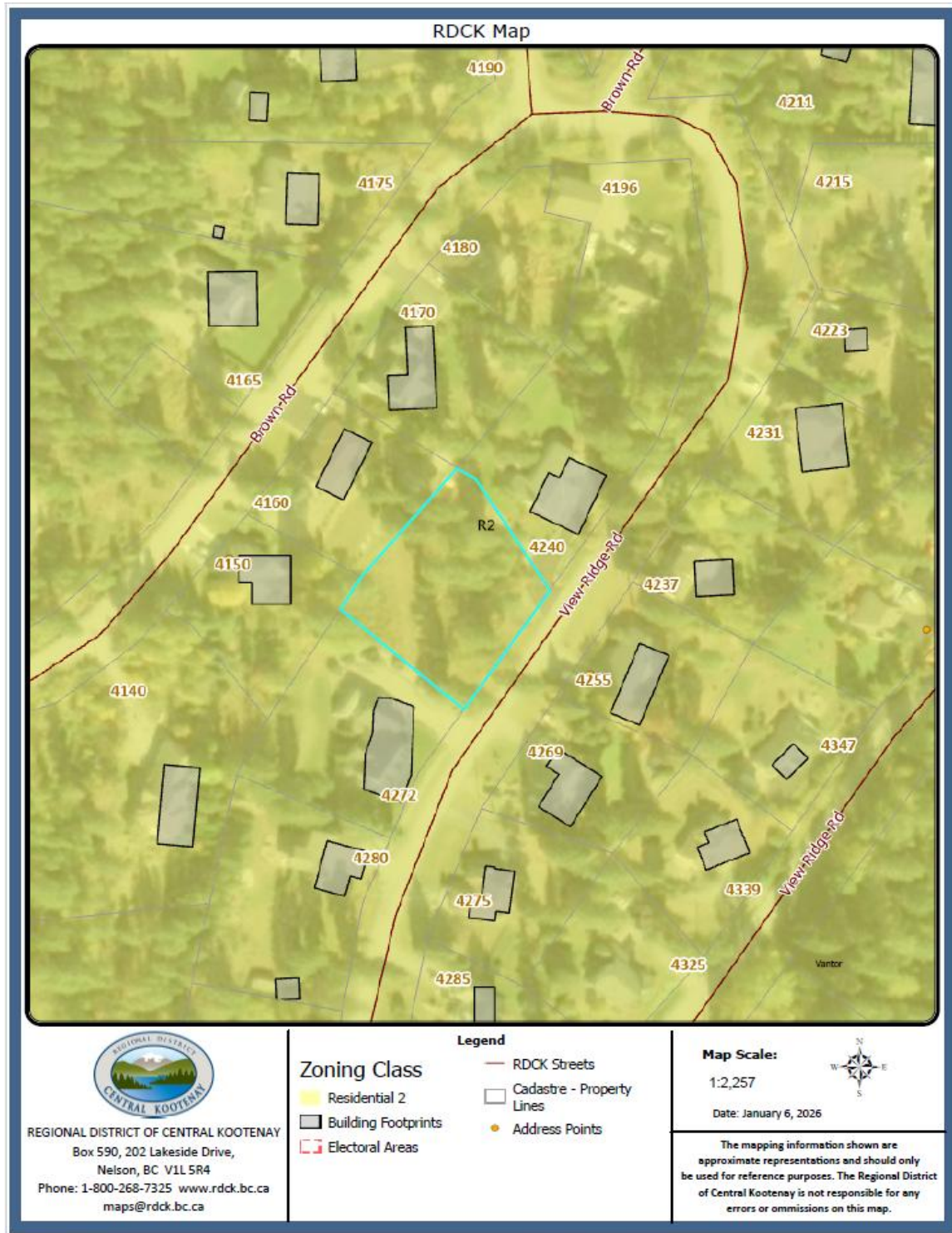


Figure 2 – Zoning Map

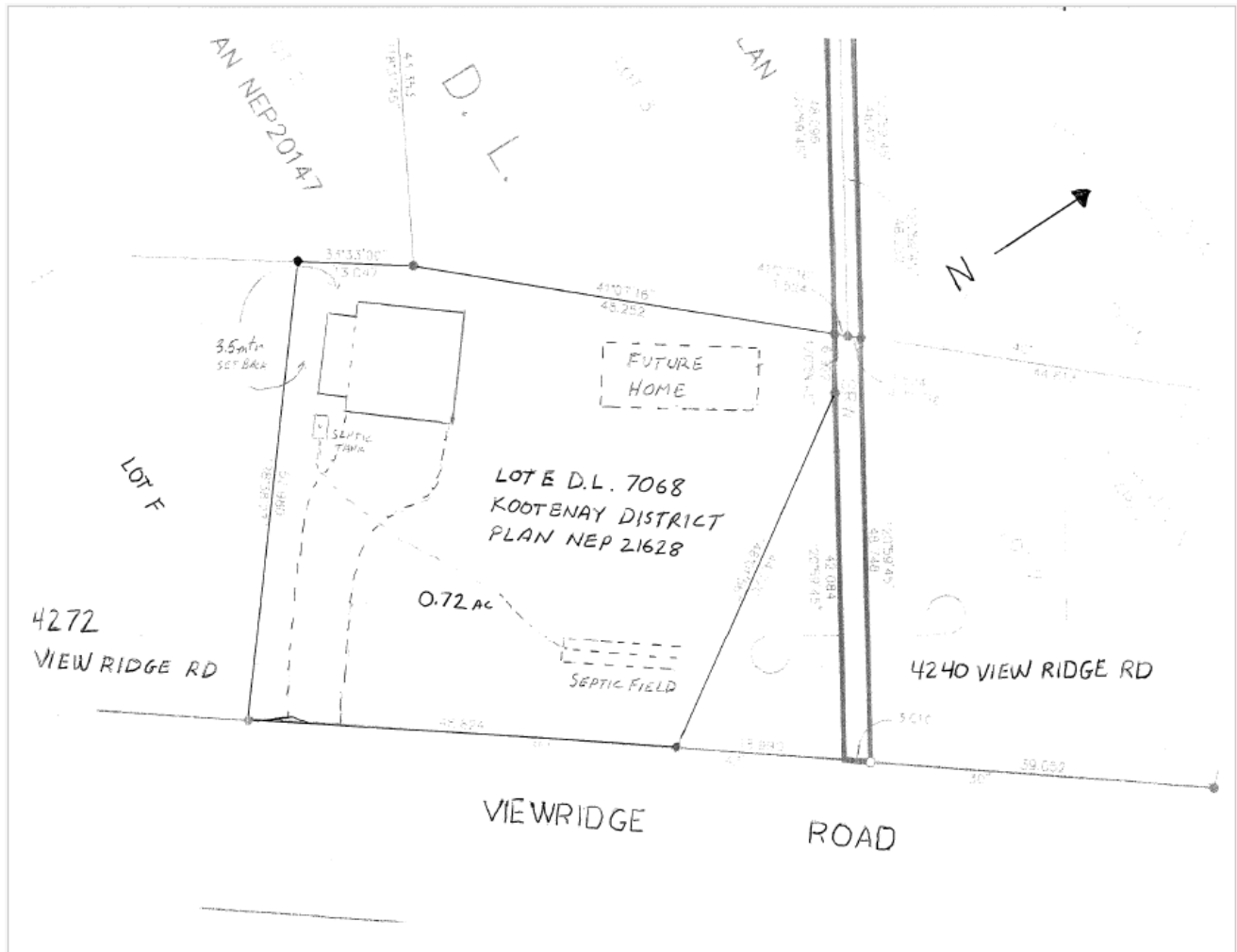


Figure 3 – Site Plan showing location of the proposed accessory building (solid outline) and future home (dashed outline)

Planning Policy

Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011

9.4 Rural and Country Residential Policies

The Regional Board:

1. Establishes that Country Residential designations provide for a rural or semi-rural, country residential lifestyle ranging in minimum parcel size from 1 ha to 2 ha.
2. Establishes that Rural Residential parcel sizes should be 2 ha and greater to ensure that large parcels of land in these areas are protected.
3. Encourages environmental stewardship on private land within Rural and Country Residential designations.
4. Encourages the Provincial Subdivision Approving Authority to ensure that development or subdivision located within Rural and Country Residential areas allow for public access to Crown land.
5. Encourages the location of buildings and infrastructure in clustered configurations that minimize site disturbance.

6. Provides for property owners or occupiers to diversify and enhance uses secondary to Rural and Country Residential uses with home based business opportunities, provided that they are compatible with the rural character of the area.

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan: Yes No **Financial Plan Amendment:** Yes No
Debt Bylaw Required: Yes No **Public/Gov't Approvals Required:** Yes No

The application fee has been paid in full pursuant to the Planning Fees and Procedures Bylaw No. 2457, 2015.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

Under Section 493 of the Local Government Act (LGA), the Board has the authority to issue a TUP by resolution to designated land within Official Community Plans (OCP's) where temporary uses are allowed.

Section 20A of Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011 directs that the Regional Board:

1. May consider the issuance of Temporary Use Permits throughout the plan area, subject to the following:
 - a. demonstration that the use is temporary or seasonal in nature;
 - b. address potential conflict with nearby land uses;
 - c. address potential impacts on environmentally sensitive areas;
 - d. satisfy provision of adequate servicing that meets health requirements; and,
 - e. consider relevant policies within other sections of this plan.
2. May require conditions under which a temporary use may be allowed, including: the buildings or structures that may be used; the period of applicability of the permit; the area, duration or timing of use; and required site rehabilitation upon cessation of the use.
3. May require security deposits, site restoration plans or letters of undertaking to ensure conditions are met.

3.3 Environmental Considerations

None anticipated.

3.4 Social Considerations:

A notice sign was posted on the subject property and a notice letter was mailed to property owners within 100 meters of the subject property. Staff have not received any responses from members of the public.

3.5 Economic Considerations:

None anticipated.

3.6 Communication Considerations:

In accordance with the LGA and the RDCK's *Planning Procedures and Fees Bylaw No. 2457, 2015* a sign describing the proposal was posted on the subject property shortly after the TUP application was submitted, and notices were mailed to surrounding neighbours within a 100 metre radius of the subject site on January 27, 2026. At the time of writing this report, the Planning Department has not received any comments or inquiries from the public.

Planning staff referred the application to all relevant government agencies, internal RDCK departments and the Director for Electoral Area 'F' for review. The following comments were received:

RDCK Building Services

No concerns from the Building Department.

RDCK Parks Department – Regional Parks and Trails Manager

I have reviewed the referral document. It has no consequence to the Regional Park located in Bonnington and therefore have no comments.

Interior Health Authority – Team Leader: Healthy Community Development

No comments provided.

Ministry of Transportation and Infrastructure – Development Officer

Thank you for the opportunity to review and provide comment on the above-noted application.

The Ministry has no concerns or objections to the proposal. Please share the following link with the applicant so that they are aware of the residential driveway construction standards. As this is a side road, they will not be required to obtain an access permit from the Ministry.

<https://www2.gov.bc.ca/gov/content/transportation/transportation-infrastructure/engineering-standards-guidelines/highway-design-survey/driveways>

Staff Note: The response from Ministry of Transportation and Transit was forwarded to the applicant.

FortisBC – Property Services

Land Rights Comments

- *There are no immediate concerns or requests for additional land rights, however there may be additional land rights requested stemming from changes to the existing FortisBC Electric ("FBC(E)") services, if required.*

Operational & Design Comments

- *There are FortisBC Electric ("FBC(E)") primary distribution facilities along View Ridge Rd.*
- *All costs and land right requirements associated with changes to the existing servicing are the responsibility of the applicant.*
- *The applicant and/or property owner are responsible for maintaining safe limits of approach around all existing electrical facilities within and outside the property boundaries.*
- *For any changes to the existing service, the applicant must contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.*

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- *Electrician's Name and Phone number*
- [*FortisBC Total Connected Load Form*](#)
- *Other technical information relative to electrical servicing*

For more information, please refer to FBC(E)'s overhead and underground design requirements:

FortisBC Overhead Design Requirements

[*http://fortisbc.com/ServiceMeterGuide*](http://fortisbc.com/ServiceMeterGuide)

FortisBC Underground Design Specification
<http://www.fortisbc.com/InstallGuide>

If you have any questions or comments, please contact us at your convenience.

Ministry of Water, Land and Resource Stewardship – Crown Land Authorizations

On behalf of Kootenay Boundary Crown Land Authorizations, there are no concerns with this temporary use permit application.

Ministry of Water, Lands and Resource Stewardship (Kootenay-Boundary Ecosystems Section)

The Kootenay-Boundary Ecosystems Section of the Ministry of Water, Land and Resource Stewardship has received your referral request. We are currently unable to provide a detailed review of the referral but provide the following standard requirements, recommendations and/or comments:

- 1. All activities are to follow and comply with all higher-level plans, planning initiatives, agreements, Memorandums of Understanding, etc. that local governments are parties to.*
- 2. Changes in and about a “stream” [as defined in the [Water Sustainability Act \(WSA\)](#)] must only be done under a license, use approval or change approval; or be in compliance with an order, or in accordance with Part 3 of the [Water Sustainability Regulation](#). Authorized changes must also be compliant with the [Kootenay-Boundary Terms and Conditions and Timing Windows](#) documents. Applications to conduct works in and about streams can be submitted through [FrontCounter BC](#).*
- 3. No “development” should occur within 15 m of the “stream boundary” of any “stream” [all as defined in the [Riparian Areas Protection Regulation \(RAPR\)](#)] in the absence of an acceptable assessment, completed by a Qualified Professional (QP), to determine if a reduced riparian setback would adversely affect the natural features, functions and conditions of the stream. Submit the QP assessment to the appropriate Ministry of Water, Land and Resource Stewardship office for potential review. Local governments listed in Section 2(1) of [RAPR](#) are required to ensure that all development is compliant with [RAPR](#).*
- 4. The federal [Species at Risk Act \(SARA\)](#) protects Endangered, Extirpated or Threatened species listed under Schedule 1 of SARA. Developers are responsible to ensure that no species or ecosystems at risk (SEAR), or Critical Habitat for Federally listed species, are adversely affected by the proposed activities. The BC Species and Ecosystem Explorer website provides information on known SEAR occurrences within BC, although the absence of an observation record does not confirm that a species is not present. Detailed site-specific assessments and field surveys should be conducted by a QP according to [Resource Inventory Standard Committee \(RISC\)](#) standards to ensure all SEAR have been identified and that developments are consistent with any species or ecosystem specific [Recovery Strategy or Management Plan](#) documents, and to ensure proposed activities will not adversely affect SEAR or their [Critical Habitat for Federally-listed Species at Risk \(Posted\)](#).*
- 5. Development specific Best Management Practices (BMPs) should be applied to help meet necessary legislation, regulations, and policies. Current BC BMPs can be found at: [Natural Resource Best Management Practices - Province of British Columbia \(gov.bc.ca\)](#) and [Develop with Care 2014 - Province of British Columbia](#).*
- 6. Vegetation clearing, if required, should adhere to the least risk timing windows for nesting birds (i.e., development activities should only occur during the least risk timing window). Nesting birds and some nests are protected by Section 34 of the provincial [Wildlife Act](#) and the federal [Migratory Birds Convention Act](#). Guidelines to avoid harm to migratory birds can be found at: [Guidelines to avoid harm to migratory birds -Canada.ca](#). If vegetation clearing is required during the bird nesting period (i.e., outside of the least risk timing window) a pre-clearing bird nest survey should be completed by a QP. The following least risk windows for birds are designed to avoid the bird nesting period:*

Bird Species	Least Risk Timing Windows
<i>Raptors (eagles, hawks, falcons, & owls)</i>	<i>Aug 15 – Jan 30</i>
<i>Hérons</i>	<i>Aug 15 – Jan 30</i>
<i>Other Birds</i>	<i>Aug 1 – March 31</i>

7. The introduction and spread of invasive species is a concern with all developments. The provincial [Weed Control Act](#) requires that an occupier must control noxious weed growing or located on land and premises, and on any other property located on land and premises, occupied by that person. Information on invasive species can be found at: [Invasive species - Province of British Columbia](#). The [Invasive Species Council of BC](#) provides BMPs that should be followed, along with factsheets, reports, field guides, and other useful references. For example, all equipment, including personal equipment such as footwear, should be inspected prior to arrival at the site and prior to each daily use and any vegetative materials removed and disposed of accordingly. If noxious weeds are established as a result of this project or approval, it is the tenure holder’s responsibility to manage the site to the extent that the invasive, or noxious plants are contained or removed.

8. Section 33.1 of the provincial [Wildlife Act](#) prohibits feeding or attracting dangerous wildlife. Measures should be employed to reduce dangerous human-wildlife conflicts. Any food, garbage or organic waste that could attract bears or other dangerous wildlife should be removed from the work area. If this is not feasible and waste is not removed, it should be stored in a bear-proof container to avoid drawing wildlife into the area and increasing the threat of human/wildlife conflict.

9. If this referral is in relation to a potential environmental violation it should be reported online at [Report All Poachers & Polluters](#) (RAPP) or by phone at 1-877-952-RAPP (7277).

10. Developments must be compliant with all other applicable statutes, bylaws, and regulations.

If the references above do not address your concerns, please do not hesitate to reach out to me for further investigation into your concerns.

3.7 Staffing/Departmental Workplace Considerations:

Should the Regional Board resolve to provide the public with a ‘Notice of Permit’ staff will prepare the notification and publish it in the local paper, pursuant to Section 494 of the Local Government Act as cited in Section 3.2 of this report.

3.8 Board Strategic Plan/Priorities Considerations:

Not applicable.

SECTION 4: SUMMARY

Planning Discussion

This proposed TUP would allow the construction of an accessory building prior to establishing a dwelling on the property. Based on the information provided by the applicant, the proposed accessory building will comply with the applicable zoning regulations in the R2 zone. The applicant presently resides on the adjacent property to the east and will be constructing a single detached dwelling within the next few years that is better suited to their needs as they enter their retirement years. They have indicated that the accessory building is required in order to store and maintain vehicles as well as carry on their woodworking hobby during this transition period as they construct a more suitable home to age-in-place on the subject property.

Response from the Public

Public notice of the application was completed with a Notice of Proposal sign posted on the property adjacent to View Ridge Road, written notice was provided to 24 adjacent landowners, and the referral package was posted to the RDCK's active applications web page. Staff have not received any submissions or inquiries related to this application.

The Planning Department supports the requested TUP application, since:

- The ability to issue temporary use permits can allow for flexibility in the zoning regulations on a temporary basis and with conditions aimed at addressing any potential negative impacts on the community, the neighbourhood, or the environment.
- This TUP application would allow the property owner to establish accessory uses and one related structure on the lot, which would be considered customarily incidental, subordinate and exclusively devoted to a future principal residential use on the same parcel.
- Staff do not anticipate any negative social, environmental and or neighbourhood impacts related to the issuance of this TUP.
- The accessory structure would be sited in accordance with the Zoning Bylaw's setbacks and maximum gross floor area regulations and would leave ample room for the primary residence.
- The DRAFT TUP requires the owners to establish a residential use on the subject property within a 3 year timeframe.
- Issuance of the TUP, including the 3 year timeframe would allow the applicant the opportunity to design a residence, while still permitting the use of the accessory structure on site.

It is for the above reasons that staff recommend that the Board proceed with directing staff to undertake the statutory notification requirements to advance this TUP application.

Option 1

That the Board direct staff to provide notification of the Board's intention to consider Temporary Use Permit application T2601F by Dan Markin for the property located on View Ridge Road in Bonnington and legally described as LOT E DISTRICT LOT 7068 KOOTENAY DISTRICT PLAN NEP21628 (PID: 018-940-617).

Option 2

That NO FURTHER ACTION be taken regarding the issuance of Temporary Use Permit application T2601F by Dan Markin for the property located on View Ridge Road in Bonnington and legally described as LOT E DISTRICT LOT 7068 KOOTENAY DISTRICT PLAN NEP21628 (PID: 018-940-617).

SECTION 5: RECOMMENDATIONS

That the Board direct staff to provide notification of the Board's intention to consider Temporary Use Permit application T2601F by Dan Markin for the property located on View Ridge Road in Bonnington and legally described as LOT E DISTRICT LOT 7068 KOOTENAY DISTRICT PLAN NEP21628 (PID: 018-940-617).

Respectfully submitted,

Zachari Giacomazzo

CONCURRENCE

Planning Manager – Nelson Wight **Approved**

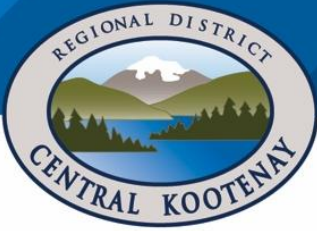
General Manager Development & Sustainability – Sangita Sudan **Approved**

Chief Administrative Officer – Stuart Horn **Approved**

ATTACHMENTS:

Attachment A – DRAFT Temporary Use Permit

Attachment B – Excerpt from *RDCK Zoning Bylaw No. 1675, 2004*



Temporary Use Permit

T2601F (Markin)

Date: February 26, 2026

Issued pursuant to Section 492 of the *Local Government Act*

TO: Dan Markin

ADMINISTRATION

1. This Temporary Use Permit (TUP) is issued subject to compliance with all of the bylaws of the Regional District of Central Kootenay (RDCK) applicable thereto, except as specifically authorized by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Temporary Use Permit (TUP), and any plans and specifications attached to this Permit that shall form a part thereof.
3. This Temporary Use Permit (TUP) is not a Building Permit.

APPLICABILITY

4. This TUP is issued for the following purpose:
5. This TUP applies to and only to those lands within the RDCK described below, and any and all buildings, structures and other development thereon, substantially in accordance with Schedules '1' and '2':

Address: (no civic address) View Ridge Road, Bonnington, Electoral Area 'F'
 Legal: LOT E DISTRICT LOT 7068 KOOTENAY DISTRICT PLAN NEP21628
 PID: 018-940-617

CONDITIONS

6. This TUP authorizes the following use of the above-mentioned lands for a period not to exceed three (3) years from the date of issuance or at the date of expiry:
7. This TUP is issued subject to the following conditions:

- a. The temporary use shall be limited to one accessory structure on the subject parcel, prior to the construction and establishment of the principal residential use and building on the subject property.
- b. The accessory structures shall not contain a dwelling unit.
- c. The accessory structure shall not be used for commercial or industrial purposes.
- d. It is understood and agreed that the Regional District of Central Kootenay has made no representations, covenants, warranties, guarantees, promises, or agreements (verbal or otherwise) with the Permittee other than those contained in this Permit.
- e. Notice shall be filed in the Land Title Office that the land described herein is subject to this Permit.
- f. It is understood and agreed that this Permit does not imply approval for future rezoning of the subject property for the specified use.
- g. This Permit shall expire three (3) years from the date of issuance.

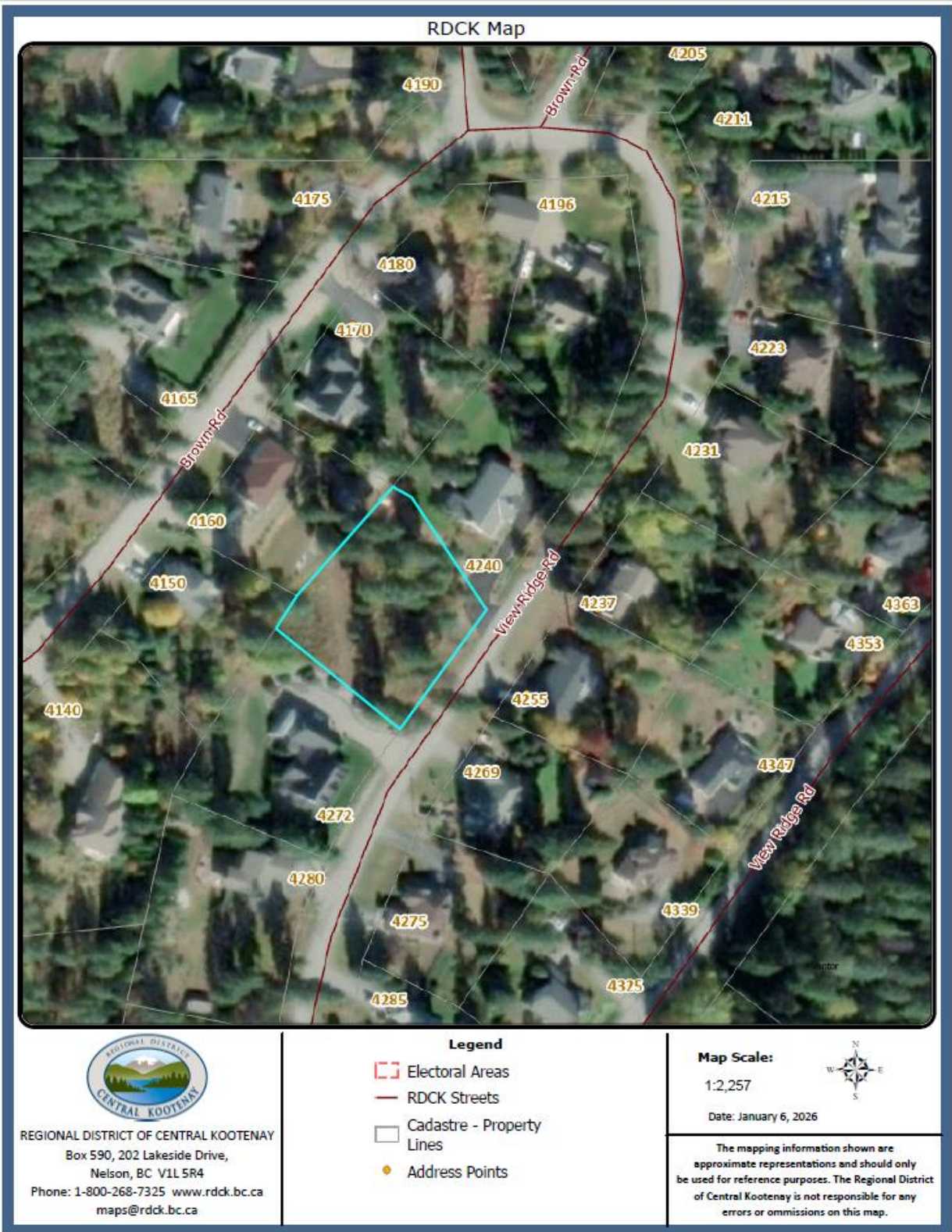
Authorized resolution ---/26 passed by the RDCK Board on the XX day of -----, 2026.

The Corporate Seal of
THE REGIONAL DISTRICT OF CENTRAL KOOTENAY
was hereunto affixed in the presence of:

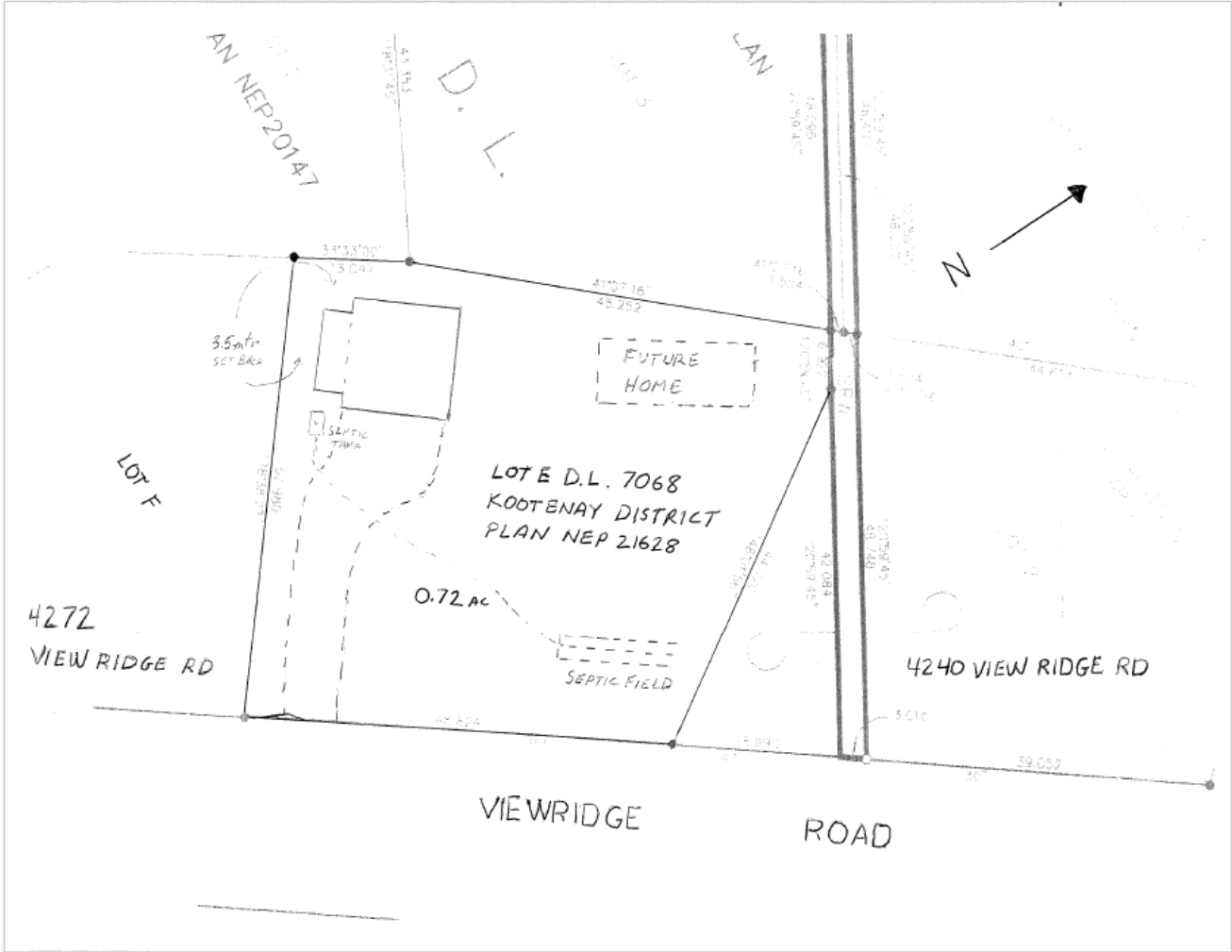
Aimee Watson, Board Chair

Mike Morrison, Corporate Officer

Schedule 1: Subject Property



Schedule 2: Site Plan



DIVISION 11 COUNTRY RESIDENTIAL (R2)

Permitted Uses

1100 Land, buildings and structures in the Country Residential (R2) zone shall be used for the following purposes only:

Dwellings:

- Single Detached Housing
- Duplex Housing

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Farm Products
- Portable Sawmills for processing of material harvested on site only

Development Regulations

1101

- 1 The minimum lot size is 1.0 hectare.
- 2 The minimum lot size for a parcel subdivided for a relative under Section 514 of the *Local Government Act*, with the approval of the Interior Health Authority shall be 0.8 hectare.
- 3 The maximum site coverage permitted shall be 50 percent of the lot area.
- 4 The keeping of farm animals shall comply with the requirements of section 613.
- 5 The maximum density is 2 Dwelling Units.
- 6 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate further subdivision of the lot or adjacent lots.
- 7 Portable Sawmills shall be located a minimum of 30 metres from any property line.
- 8 *Deleted by Bylaw 2757.*
- 9 The maximum height of any accessory building or structure shall not exceed 8 metres.
- 10 The maximum gross floor area of any accessory building or structure shall not exceed 200 square metres.
- 11 The cumulative gross floor area of all accessory buildings or structures shall not exceed 400 square metres.

Site Specific - Lot 13 District Lot 6300 Kootenay District Plan NEP21755 (PID 019-022-069) from Country Residential (R2) to Country Residential (R2) 'site specific' to enable a second dwelling to be constructed up to a maximum height of 6.5 meters, with a minimum 6.5 meter setback from a front lot line of and a minimum 5 meter setback from an interior side lot line.

Site Specific - LOT A DISTRICT LOT 5574 KOOTENAY DISTRICT PLAN NEP69101 (PID 025-049-780) from Country Residential (R2) to Country Residential (R2) Site-Specific to add "Horse Riding Area" as a permitted accessory use and further that despite section 1101(10) that the maximum gross floor area of any accessory building or structure shall not exceed 200 square metres, except for the Horse Riding Area which may be 1525m² and further that despite section 1101(11) the cumulative gross floor area of all accessory buildings or structures shall not exceed 1925m² square metres on this lot only